

TOWN OF FITZWILLIAM

PLANNING BOARD

Site Walk Notes

June 3, 2020

Members Present: Chairman Suzanne Gray, Vice Chairman Terry Silverman, Secretary Robin Peard-Blais, Paul Haynes, Karen Craig, and Barbara Young

Selectmen Present: Charley Kenison, Robyn Bates, and Dan Baker

Members Absent:

Staff Present:

Others Present: Ronald and Beth Herrick (applicants); Bob and Lynn Brown (abutters)

Site Walk

Kemp Brook Road (Meeting Site) Off Royalston Road
Map 2 Lot 20

Site Walk Began at 5:25pm

Mr. Herrick began by explaining walk would travel Kemp Brook Road (Class 6 Highway) to Putney Road then back down Kemp Brook Road to possible Driveway/Access to proposed 'House Site' and back via other possible Driveway/Access to 'House Site'.

The Group walked down Kemp Brook Road a short distance and noted a trailer and camp on the right side of the road. Mr. Herrick noted this was non-conforming. Mr. Brown stated the 'Campsite' had existed for many years.

Walk continued on Kemp Brook Road to Snowmobile Bridge over Kemp Brook which Mr. Herrick stated was 1200 feet from Royalston Road. Mr. Herrick explained he proposes improvements to bridge. Questions were asked by Selectmen and Planning Board Members regarding accessibility for EMS including Fire and Ambulance. Mr. Herrick states he has plans for such possibilities including use of Snowmobile and/or 4 Wheeler.

Mr. Herrick stated he owns 431 feet of property bordering Kemp Brook (heading South), noting that he could use this as possible access to his House Site.

The Group continued up Kemp Brook Road to Putney Road which is one possible access to his 'House Site' with Mr. Herrick narrating improvements he would like in road; including removal of

some rocks and widening in some spots. Wetlands were observed in several spots. One particular wetland on the left which has run off across road, in which Mr. Herrick stated he would need to build a bridge across. Also areas of big rocks in road he would 'need to level'.

Mr. Brown pointed out a natural spring on the right side of the road coming up the hill toward Putney Road. Several possible wetlands crossing the road were noted.

Walk proceeded to Putney Road. Mr. Herrick stated he would use a bulldozer to 'clear and make road drivable' (Kemp Brook Road). Group walked back down Kemp Brook Road to Path which he would like to make 'driveway' to his house on. Selectmen Bates and Baker left at this time for their weekly meeting. Terry Silverman and Karen Craig also departed at this time.

Remaining Group travelled path to Sportsman's Pond. Mr. Herrick explained this path/land belongs to Mr. Jadwin who lives out of state. He would like to get a Right-of-Way from landowner for Driveway. His plan would be to access right-of-way from Putney Road to Kemp Brook Road, turning path into roadway to his house site if neighbor agrees.

Mr. Herrick pointed out stone wall which is his property line marker. Stated the wall goes all the way to Kemp Brook. His property borders Sportsman's Pond. He proposes to build 75'-100' back from Pond. Planning a Solar/wind powered house with battery backup. States he plans '3 Season' living until they move here permanently. House plan is 1300 sq ft.

The Group followed other possible driveway route which goes along his property ending just East of the Snowmobile Bridge. Group walked up Kemp Brook to Royalston Road to end Site Walk at 7PM.

Respectfully Submitted,

Robin Peard-Blais
Secretary

Approved as written on June 16, 2020